

# For Sale

By Private Treaty

AMV

## €575,000

# grimes<sup>g</sup>



3 Bedroom Terrace Home - c.109m<sup>2</sup> / 1,173ft<sup>2</sup>

**FOR SALE BY PRIVATE TREATY**

52 Thomas Hand Street  
Skerries  
Co Dublin  
K34 AK40

**BER C3**

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## DESCRIPTION

Grimes are delighted to present to the market No. 52 Thomas Hand Street, Skerries. No. 52 was built in 1981 and is a charming 3-bedroom two storey terraced home ideally located in the heart of Skerries. This inviting home offers a perfect blend of comfort, convenience, and character, making it an excellent choice for first-time buyers, growing families, or those seeking a relaxed seaside lifestyle within easy reach of Dublin City.

The property opens into an entrance hallway with a reception room on either side. To the right, the living room flows through to a spacious dining area, which benefits from access to the south-facing rear garden. From the dining area, there is a doorway leading to an inner hallway that connects to a fully fitted kitchen and a guest WC. The kitchen also provides direct access to the garden. Upstairs, there are three generously sized bedrooms along with a guest bathroom.

Situated in the heart of Skerries town centre, this property enjoys an enviable position close to a wealth of local amenities including shops, cafés, schools, and sports facilities. The stunning Skerries coastline, beaches, and harbour are all within easy walking distance, offering a superb lifestyle for outdoor enthusiasts. Excellent transport links are nearby, with regular commuter rail services and easy access to the M1, ensuring convenient travel to Dublin City Centre and beyond.

## ACCOMMODATION

Entrance Hallway 1.45m x 1.74m	Hallway with wood carpet flooring and access to the guest wc
Guest WC 1.67m x 1.58m	Tiled floor to ceiling with wc and whb, plumbed for washing machine etc
Small Living room 2.61m x 4.08m	Located to the front with wood effect flooring.
Kitchen / Dining Room 3.59m x 3.27m Dining Room: 3.57m x 3.28m	Fitted shaker style kitchen with tiled floor and surround. Located at the rear of the property with access to the rear garden.
Living Room 3.57m x 5.75m	Large living room with wood effect flooring
Family bathroom 2.51m x 2.24m	Tiled floor to ceiling with wc, whb and walk in shower.
Master Bedroom: 4.55m x 3.30m	Large double room positioned to front of property with wood effect flooring.
Bedroom 2: 2.61m x 3.30m	Double bedroom with wood effect flooring, located to the front of the property
Bedroom 3: 2.52m x 2.61m	Single room with wood effect flooring located to the rear of the property

## FEATURES

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- Gas Fired Central Heating
- Located in the heart of Skerries Town Centre
- Minutes' walk to the beach and harbour
- C3 Rating
- Primary & Secondary schools within walking distance
- Walking distance to all local amenities
- Easy access to the M1, M50, Dublin Airport and city center

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## IMAGES







## PRICE

AMV €575,000

## VIEWING

By appointment  
Louise Shannon

Please contact us to arranging a viewing.  
We are open from 9 am to 5.30 pm Monday to Friday and by appointment on Saturdays.

## THINKING OF SELLING YOUR PROPERTY?

We at Grimes, Skerries would be delighted to offer you a free valuation appraisal on your property. We will advise you on value, method of sale and presenting your property to it's highest potential.

99 Strand Street, Skerries, Co Dublin, K34 R278

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**CONDITIONS TO BE NOTED:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

## MORTGAGE ADVICE:

As tied agents with EBS d.a.c., we are delighted to be able to offer very competitive rates of 3.2% (Green Rate for homes with an Energy Rating – BER- of B3 or better – no cashback) **Or 3% cash back** for any First Time Buyer / Trade Up & Refinance loans issuing until 31st December 2026.

**2% Back -in-Cash at drawdown** means we will pay you 2% of the mortgage loan amount that is drawn down. We will pay this 2% into the current account you use for mortgage repayments within two months of drawdown. (eg. €300k = €6k)

**1% Back-in-Cash in year 5** means we will pay you 1% of the mortgage loan amount originally drawn down. We will pay this 1% into the current account you use for mortgage repayments within two months of the 5th year anniversary of the mortgage loan drawdown date (e.g. €300k = €3k)



EBS d.a.c. is regulated by the Central Bank of Ireland.

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1st Floor



2nd Floor



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